



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: July 13, 2006
AGENDA DATE: July 20, 2006
PROJECT ADDRESS: 900 Calle de los Amigos (MST2005-00742)
 Valle Verde Retirement Community
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Irma Unzueta, Project Planner

I. INTRODUCTION

In January 2006, the project underwent preliminary review of conceptual plans and materials by the Pre-Application Review Team (PRT). A PRT letter was sent to the applicant on January 19, 2006, outlining preliminary comments regarding the project and identifying additional information needed to continue through the City's development review process.

Based on the development history of the Valle Verde Retirement facility and the proposed scope of the Master Plan, Planning Staff requested that the proposal be reviewed at a Planning Commission concept review hearing. The purpose of this concept review is to allow the Planning Commission an opportunity to review the proposed project design at a conceptual level and to identify questions or concerns regarding the proposed development, specifically on the project scope, design layout and neighborhood compatibility.

II. PROJECT BACKGROUND

The Valle Verde Retirement Community is a non-profit Continuing Care Retirement Community located at 900 Calle de los Amigos, owned and operated by American Baptist Homes of the West. The facility is intended to provide seniors with residential options of independent living, assisted living, dementia care, and skilled nursing (Exhibit A and B).

Development History

The original Conditional Use Permit (CUP) was approved in 1960. The approval included the annexation of 45 acres into the City and development of 182 independent care units and a 15-bed convalescent hospital (skilled nursing facility). The CUP also allowed for a maximum density of 350 residents (including resident staff), building height limitation of two-stories, and adequate parking to meet the requirements of the residents, staff and visitors; with a provision that, in no case, shall the parking be less than 90 spaces. The facility was constructed between 1965 and 1966.

- In 1971, the CUP was amended to allow the expansion of the nursing care facility and added a dining room, a day room and a laundry facility.
- In 1980 and 1981, approval was granted to allow 44 additional independent living dwelling units on the Valle Verde campus.
- In 1984, approximately 11.77 acres were annexed for expansion of the facility, including the construction of a 28-unit apartment complex, a 45-unit personal care building with 48 beds, a 14-room nursing care building with 28 beds, a recreation building, a laundry/kiosk and five two-care carports, and additions to the existing central kitchen and dining area. An Environmental Impact Report was prepared and certified for this project.
- In 1986, a 3.50 acre parcel, referred to as the Rutherford Property, was annexed to the Valle Verde Retirement Community.
- In 1993, the Planning Commission approved the conversion of a residential building containing four studio units, to a six-bed residential hospice that would serve up to six individuals.
- Since 1993, a number of changes have been approved at Valle Verde. The changes have included adding bathrooms to existing units and converting two one-bedroom independent living units into one larger two-bedroom unit. These incremental changes over time have not increased the density of the existing residential development.
- Presently, the Valle Verde Retirement Community consists of 219-independent living units, including studios, one-bedroom and two-bedroom apartments, a 48-unit assisted living center, a Skilled Nursing Facility, and a Dementia Care Facility.

When the project returns to the Planning Commission for action, Staff intends to prepare a comprehensive CUP for the project that incorporates the past CUP amendments.

III. PROJECT DESCRIPTION

The project involves the construction of 34 two-bedroom independent living units on multiple parcels within the existing Valle Verde Retirement Community Campus. The Valle Verde Retirement Community is made up of five independent parcels totaling approximately 59.75 acres. Eight of the units are detached and 26 are attached, with 33 of the units proposed with attached one-car garages. Twenty of the units are proposed on parcel 049-440-015, which is known as the "Rutherford Property". The remaining 14 units are infill and are proposed to be located throughout the existing campus. There are 219 existing residential units. This combined with the 34 units would bring the total to 253 residential units. The present Conditional Use Permit allows 254 units. The facility's Central Core (Common Area) would be upgraded, including renovations to the existing gazebos, a redeveloped Theater Multipurpose Room, expanded outside dining, a new fine dining component, a café, expanded spa services, resident's business center, and fitness center. The commercial component of the proposed project consists of 2,181 square feet of remodel space and 8,951 square feet of new construction. Approximately 32,667 cubic yards of cut and 33,625 cubic yards of fill are proposed for the project. Approximately 116 new parking spaces are proposed, including a new 51 space staff parking lot. An existing 1,300 square foot residential unit and 12 oak trees are proposed to be removed.

Upon review and formal action on the application for the development proposal, the proposed project will require the following discretionary applications:

1. Conditional Use Permit Amendment to allow expansion of the Valle Verde Retirement Community (SBMC § 28.94.030);
2. Modifications to allow less than the required distance between main buildings on the project site (SBMC § 28.15.070);
3. Modifications to allow less than the required front yard setback for some of the proposed residential units (SBMC § 28.15.060); and
4. Modifications to allow less than the required interior yard setback for some of the proposed residential units (SBMC § 28.15.060).

No action on the project will be taken at this time, nor will any determination be made regarding environmental review of the proposed project.

VICINITY MAP FOR VALLE VERDE RETIREMENT COMMUNITY FACILITY



IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Cameron Carey, Tynan Group, Inc.	Property Owner:	American Baptist Homes of the West
Parcel Number:	049-040-050, -053, -054, 049-440-015, -016	Lot Area:	59.75 acres
General Plan:	Residential, 1 Unit/Acre, 5 Units/Acre	Zoning:	A-1, E-1, and E-3
Existing Use:	Valle Verde Retirement Community Facility	Topography:	3% - 32%
Adjacent Land Uses:			
North – La Cumbre Country Club		East – Hidden Valley Park, Arroyo Burro Creek, Residential	
South - Residential		West – Vacant, Residential	

B. PROJECT STATISTICS

	Existing		Proposed	
Commercial Component	35,813 SF (net)		44,569 SF (net)	
Residential Component	219 Units		253 Units	
Parking	350 Spaces		466 Spaces	
Lot Coverage				
-Building	6.24 acres	10.45%	7.69 acres	12.87%
-Paving/Driveway	11.18 acres	18.71%	12.36 acres	20.69%
-Landscaping	42.32 acres	70.84%	39.70 acres	66.44%

V. ISSUES

A. DESIGN REVIEW

This project was conceptually reviewed by the ABR on July 10, 2006. The ABR acknowledged and found the applicant's proposal to expand the facility valid. The Board also stated that the architectural style of the proposed units and administration building is acceptable and moving in the right direction. They expressed concern about the massing of the proposed duplex units and asked the applicant to consider reducing the size. The ABR expressed concern regarding the proposed location of the employee parking lot and its distance from the central core component of the campus. They requested that the applicant study other locations for this parking, including parking pockets or underground parking below the existing administration parking lot. The ABR also requested that the units closest to the Hidden Oaks Estates (units 30 – 34) respect the required setbacks or consider relocating them either on the same parcel or another location on the Valle Verde campus. Added traffic and circulation on Torino Drive was also identified as a concern and asked that the applicant study redesigning the proposed connecting roadway.

B. NEIGHBORHOOD COMPATIBILITY ISSUES

The project is located in the Hidden Valley Neighborhood, and area described by the Land Use Element as an area “almost entirely developed” with single family and duplex uses. It also identifies Valle Verde as a “retirement home” in the neighborhood. The Valle Verde facility has existed in this neighborhood for approximately 40 years. The proposal to add 34 new independent living units and improve existing facilities is intended to be compatible with the Valle Verde Retirement Community and the overall residential character of the neighborhood. The proposed residential units will have the same one story scale as the existing units and it is expected that the project landscaping will blend with the existing development. Aesthetics and architectural design of the project and units, including the parking areas will require review and approval by the Architectural Board of Review.

The Hidden Oaks Homeowners Association has voiced concern regarding the location of five units closest to their entry gate and property lines. The Association objects to the units’ proximity to the Hidden Oaks Estates residential development and thinks that it is out of character with the existing Valle Verde development pattern. In addition, the Hidden Oaks Homeowners Association does not find the proposed architecture of the independent living units compatible with the “classical Santa Barbara Mediterranean architecture of the multi-million dollar homes in the Hidden Oaks Estates.” The Association membership finds this unacceptable and has requested that the five units be eliminated or relocated to another part of the Valle Verde campus (Exhibit C).

The project proposes a development pattern for the new residential units consistent with the existing development pattern of the Valle Verde campus. According to the project plans the units closest to the Hidden Oaks Estates would be Units 30, 31, 32, 33 and 34. The required setback for these units would be 35 feet for the front yard and 15 feet for the interior yard. The Hidden Oaks Estates property line matches the rear property line for these units. Because the rear yard is considered an interior yard, the setback required from the rear property line would be 15 feet. Units 30, 31 and 32 would require an interior yard modification to allow them to be less than 15 feet from the rear property line.

C. DENSITY ALLOWED BY THE CONDITIONAL USE PERMIT

As previously indicated the original CUP for the Valle Verde Retirement Community was approved in 1960 and included the development of 182 independent living units and a 15-bed convalescent hospital, with an overall maximum density of 350 people. Subsequent amendments to the CUP have allowed for additional independent living units on the campus. According to City records, the total number of permitted independent living units is 254.

The applicant states, that resident demand for larger units has resulted in the conversion of multiple units into fewer larger units. Due to such conversions, Valle Verde has reduced its overall campus density from 254 to 219 independent living units. With the addition of the proposed 34 units, the total number of independent living units will increase to 253, within the allowed density of the facility’s existing CUP.

Parcel	Area	Zone	Slope	Maximum Units
049-440-015	03.50 acres	A-1	20%	2
049-440-016	10.77 acres	A-1/E-1	19%	15
049-040-050	20.00 acres	A-1/E-3	32%	25
049-040-053	14.08 acres	E-3	3%	81
049-040-054	11.40 acres	E-3	10%	66

The City's slope density provisions would allow 189 total maximum units on the 59.75 acre property. The Land Use Element, however, acknowledges that densities for senior housing can be greater because the number of people per unit is lower for such housing than for non-restricted housing. Since a CUP has been approved for this use, which allows 254 maximum units, the project is consistent with the density intended for the facility.

D. TRAFFIC/PARKING/CIRCULATION

At this time, Staff has not determined whether traffic impacts would result from the proposed project. Further review of this project may warrant additional studies.

Staff is aware that the Hidden Valley Residence Association is concerned about the inadequate parking facilities for Valle Verde employees. They state that Calle de los Amigos is completely parked on both sides during business hours. The Association has requested that this situation be corrected before any additional units are approved.

There are currently 350 parking spaces on the Valle Verde campus. The proposed project would add 116 new parking spaces, including a new 51 space parking lot intended for employees, for a total of 466 parking spaces. The parking requirement for this use is 1 space per senior unit and 0.5 spaces per bed. Based on this, the residential unit parking requirement is 253 spaces for the residential units and 54 spaces for the beds, totaling 307 required spaces. However, in order to determine the overall parking demand associated with the Valle Verde Retirement Community facility use, including employees, Staff has requested that a parking demand study be prepared.

Proposed Parking Lot

Concern has been expressed by residents of Valle Verde about the proposed 51 space parking lot (Exhibit D). As proposed, the parking lot would be accessed from Senda Verde and would be located on a hillside that is currently undeveloped. Several of the residents adjacent to the proposed parking lot are concerned that the proposed location of the lot will significantly impact the existing "pastoral views", which was a primary reason they selected their units. Also of concern is the additional traffic that will be generated by the parking lot in this area. It is seen as a safety issue for residents with impaired hearing, vision and/or mobility attempting to cross Senda Verde to reach other locations on campus.

Other concerns related to the parking lot include noise, air quality, security, drainage and fire hazard. With respect to noise, affected residents are concerned that parking lot activities, such as starting and stopping engines at all hours, will impact existing noise levels. Also, starting, stopping and maneuvering cars in the parking lot will generate exhaust fumes, which could create health hazards for the residents. It is believed that the parking lot in this location could encourage break-ins and potentially compromise the security of the adjacent residents. Concern that the hill's existing drainage problem would be worsened by the installation of the parking lot has been expressed and the residents worry that, because this hill has burned in the past, cars full of gasoline and oil could pose a potential hazard.

Planning Staff has expressed concern to the applicant regarding the location of the parking lot. As proposed, the parking lot would be located in an undeveloped, open space area of the Valle Verde campus. According to the project plans, the area is identified as having a 32% slope, therefore indicating potentially extensive grading and retaining of earth in order to install the parking lot. Information regarding the amount of grading and retaining walls that would be required for the parking lot has been requested. Staff would prefer that the parking proposed for this location be provided elsewhere on campus to avoid disturbance of this hillside. The applicant has indicated that the parking lot is intended to reduce campus parking on Calle de los Amigos. However, if this parking is intended for employees, it may be too far from the facilities common areas, where most employees work and, as a result, might not be used.

Staff would request that the Planning Commission comment and provide direction regarding the proposal to provide a parking lot in this location on the campus.

Access from Torino Drive

As part of the proposal, the project would include a new roadway to access the new units proposed on the Rutherford Property (APN 049-440-015). The road would allow access to the units from within the Valle Verde campus and from Torino Road. The Hidden Oaks Homeowners Association has voiced concern with the installation of a new road that would be accessed from Torino Drive near their entrance gate. Specifically, it is believed that the proposed road location poses traffic and safety concerns as well as potential run-off and storm drainage issues.

At this time, City Staff has only preliminarily reviewed the proposed roadway. Additional information related to the dimensions and slope of the road, as well as engineered civil drawings for the intersection of the road and Torino Drive, has been requested. Upon review of this additional information, Transportation Planning Staff will determine if the roadway as proposed would result in traffic and safety issues.

It should also be noted, that aside from providing a secondary access to the proposed units on the Rutherford Property, the roadway would serve as an emergency vehicle access for the Fire Department and other emergency agencies.

E. CREEK

In 2005, storm activity washed away a portion of the Arroyo Burro Creek bank along Valle Verde's property and a section of a private road. An emergency permit was issued by the City

to repair the creek bank and private road. Because, the repair and stabilization of the creek bank had to be performed immediately, to prevent further erosion and stabilize the road, the Creeks Division of the Parks and Recreation Department did not have the opportunity to direct the manner in which the stabilization and restoration of the creek bank should be undertaken. Thus, as part of this proposal, Staff has requested that a long-term maintenance plan be prepared for the area on Arroyo Burro Creek where the stabilization work took place in 2005.

F. DEDICATED OPEN SPACE

In 1984, the City approved the annexation of 11.77 acres to the Valle Verde campus for expansion of the facility. As part of that approval, Valle Verde was required to dedicate the development rights of the Oak woodland located at the northwest portion of the parcel and containing approximately four acres. The dedication of the Oak woodland was intended to protect the woodland and maintain the open space in perpetuity. It is uncertain whether this dedication was ever recorded. However, as part of this proposal, the applicant has agreed to reconfirm this dedication by placing a Development Rights Restriction on the Oak woodland previously identified for preservation in 1984.

VI. RECOMMENDATION

Staff recommends that the Planning Commission conceptually review the proposed project and provide comments after considering the issues outlined in this report. Please note that this review is not meant to imply any approval of, or formal position on, the proposed project.

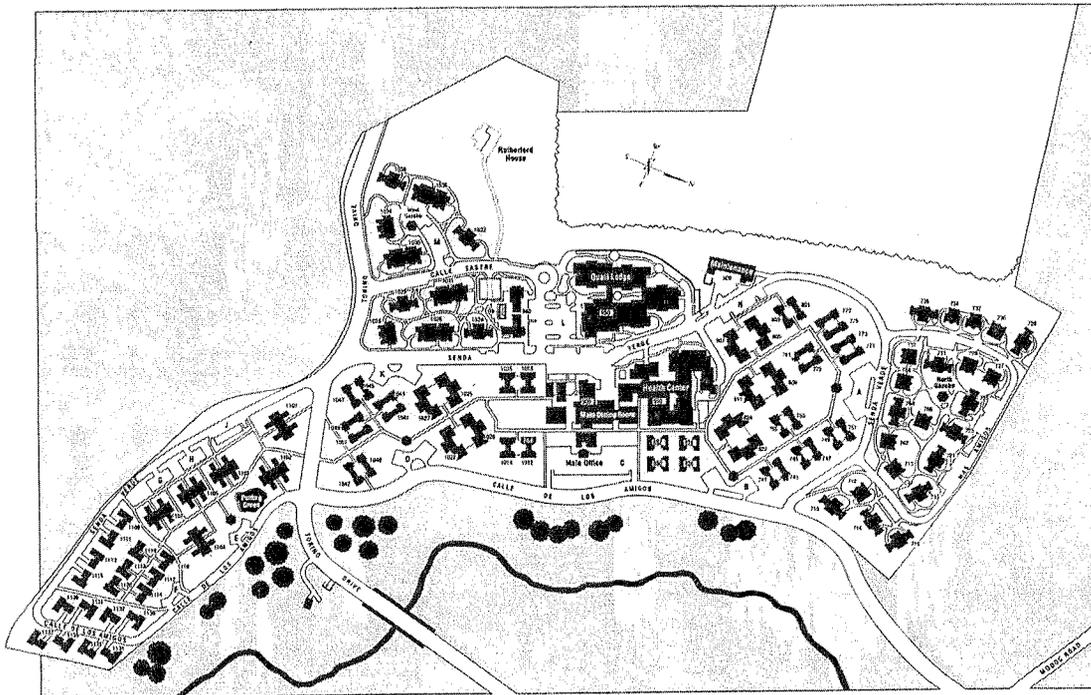
Exhibits:

- A. Applicant Project Information Letter
- B. Project Site Plans and Elevations
- C. Hidden Oaks Homeowners Association Letter to Ron Schaefer dated June 1, 2006
- D. Concerns of Zone 5 Residents Letter

Master Plan

Valle Verde Retirement Community

Santa Barbara, California



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Master Plan

The scope of this Master Plan is to provide the City of Santa Barbara with a comprehensive understanding of all existing on site development at the Valle Verde Retirement Community (VVRC) and potential future development opportunities and desires over the next ten (10) years. The Plan includes a qualitative and quantitative perspective of the existing facilities and desired development. Specific reports &/or studies have not been prepared as a part of this Master Plan.

In establishing this Plan, a committee of fifteen (15) people, including VVRC Staff, Advisory Board Members and Residents was assembled to review and analyze all current and future development, program and amenity needs of the VVRC campus and its existing and future residents. This committee, dubbed the “Master Planning Task Force,” began its services in March of 2004, meeting regularly to discuss campus visioning for the present and future residents. The Master Plan Task Force members include:

- Ron Schaefer, VVRC
Executive Director
- Terry Bentley, VVRC
Facilities
- Suzie Swenson, VVRC
Activities Coordinator
- Yvette Padilla, VVRC
Director of Administrative Services/ Assisted Living
- Reverend Michelle Woodhouse
Advisory Board Member
- Larry Wilson
Advisory Board Member
- Cameron Carey, TynanGroup
Land Use Planner/Facilitator
- Betty Battey
Resident
- Louise Carey
Resident
- Helen Chuan
Resident
- Judith Greer
Resident
- John Mandle
Resident
- Carl Mueller
Resident
- James Rickman
Resident

On a general scale, during the master planning process, each resident member on the committee served as a liaison between the Task Force and the greater VVRC resident community however, all residents were afforded the opportunity to provide personal feedback via comment cards and general Town Hall Meetings.

In addition to working w/ the residents of Valle Verde, the project team has reached out to and received input from the surrounding neighborhood associations. Meetings were held with both the Hidden Oaks and Hidden Valley associations along with individual meetings with neighbors whose parcels directly adjoin Valle Verde. This process proved to be extremely beneficial and several plan modifications were made because of them. Valle Verde will continue to be a good neighbor throughout the entitlement process and will continue to meet with and update its neighbors.

The objective of this Master Plan is to provide VVRC and the City of Santa Barbara with a roadmap for future development, programmatic and amenity needs and a basis for economic evaluation of the campus expansion and improvement plan over the next 5-10 years. VVRC is requesting approval from Planning Commission to complete the build out of its existing Conditional Use Permit.

Data for this Master Plan was gathered from the City of Santa Barbara Public Records & Archive Plans, the owner's files and records, on-site observations, interviews with VVRC Staff, including but not limited to Ron Schaefer, Executive Director, Linda Hughes, Director of Marketing and Sales and Terry Bentley, Facilities and past Master Plan studies for the property.

Valle Verde Retirement Community: Campus Review & Assessment

The Valle Verde Retirement Community (VVRC) is a Continuing Care Retirement Community (CCRC) located at 900 Calle De Los Amigos owned and operated by American Baptist Homes of the West. VVRC provides seniors with residential options of independent living, assisted living, dementia care and skilled nursing.

VVRC is currently home to 219-independent living units (*more commonly referred to by staff and residents as "apartments"*) consisting of studios, one-bedroom and two-bedroom apartments, a 48-bed assisted living center (known as Quail Lodge), a Skilled Nursing Facility (known as the Health Center) and a Dementia Care Facility (known as the Grove).

The campus is currently staffed in three shifts;

Shift	Staff	Alt. Transportation
7am – 3 pm	109	18
3 pm – 11 pm	40	8
11 pm – 7 am	25	6

VVRC is made up of five (5) independent legal parcels totaling approximately 60 acres of land. The Assessor's Parcel Numbers and associated particulars are as follows:

APN	Lot Size	Zoning	GPD	Slope
049-040-050	20.00 acres	A-1/E-3	5 du/ac	32%
049-040-053	14.08 acres	E-3	5 du/ac	3%
049-040-054	11.40 acres	E-3	5 du/ac	10%
049-440-015	3.50 acres	A-1	1/5 du/ac	20%
049-440-016	10.77 acres	A-1/E-1	1 du/ac	19%
Total S.F.:	59.75 acres (2,602,710 s.f.)		Avg Slope:	17%

Addresses associated with Valle Verde Retirement Community are as follows with the main, administrative office building italicized:

- 806 Calle De Los Amigos
- *900 Calle De Los Amigos*
- 945 Veronica Sprints Road
- 3790 Torino Drive (was 945 Veronica Springs Road)

General Plan: Hidden Valley

Development History - Timeline

1960

On March 3 & 17, 1960, the City of Santa Barbara Planning Commission granted a Conditional Use Permit to annex 45-acres of the current 60-acre VVRC property and develop a 182-unit, independent living, senior housing development with a separate 15-bed convalescent hospital. The City Council reviewed & approved the project on May 24, 1960. The overall density permitted at this time allowed for 350 people, including residents and staff. The Facility was constructed between 1965 and 1966.

1961

The Planning Commission reevaluated the project on October 10, 1961.

The City Council endorsed the PC's recommendation for approval of the revised plot plan with 350 people and 163 car spaces.

In 1971, the City's Planning Commission and City Council approved an expansion to the existing Valle Verde Retirement Community to provide nursing care facilities, a dining room and a day room to the campus. This permit also included a rezone from E-3 and A-1 (One-Family Residential) to E-3-S-H (One Family Residential with a Senior Housing Overlay). Zoning action was never completed as certain Conditions of Approval were never satisfied. This 1971 approval was "re-approved" in 1976 as its original permits had expired.

Between the latter part of 1980 and the early part of 1981, a Conditional Use Permit was granted by the Planning Commission to allow forty-four (44) additional independent living dwelling units to the VVRC campus. At this time, Valle Verde had an 8-year waiting list and the additional units were well received as a community benefit. Sixty (60) additional seniors were provide residential living bring the resident total up to 320 seniors.

During the first half of 1984, APN 49-440-016 (then known as 49-040-20) was annexed into the to the City of Santa Barbara from the County of Santa Barbara for expansion of the Valle Verde Retirement Community campus. An Environmental Impact Report was completed, circulated and certified by the City's Planning Commission at which time the development of a 28-unit independent living apartment complex, a 45-unit personal care facility having 48 beds, a 14-room nursing care facility having 28 beds, a recreation building, a laundry/kiosk, five (5) two-car carports and additions to the existing central kitchen & dining building were permitted.

Shortly thereafter, the City approved the annexation of the Rutherford property, APN 049-440-015, a 3.50-acre parcel as a condition of project approval for the Planned Unit Development Subdivision at the terminus of Torino Drive.

Given the aforementioned (retrieved from City record plans and files), to date, the City of Santa Barbara has legally permitted the following:

- 254 independent living units,

- A 15-bed convalescent hospital,
- A 14-room nursing care facility having 28 beds,
- A 45-unit personal care facility having 48 beds,
- A Central Dining Room/Kitchen,
- A Campus Dayroom,
- A Recreation building,
- A Laundry Kiosk and
- 342 parking (12 covered)

Over time, given resident demand, Valle Verde has submitted independent requests to alter certain independent living units on the campus. Certain requests have allowed for expansions to single units while others have actually involved tenant improvements to convert two (2) independent living units into one (1) larger independent living unit. Via such additions and/or conversions, VVRC has reduced its overall campus density from 254-permitted independent living units to 219-independent living units. The VVRC current population is: 278 in Independent Living, 25 in Assisted Living, 14 in Dementia Care & 64 in the Skilled Nursing facility (the SNF is licensed by the Department of Health Services and is under OSHPD jurisdiction.)

Timeline

1965

The facility was constructed between 1965-1966.

1971

An expansion to provide nursing care facilities, a dining room and a day room was approved by the City Planning Commission and City Council as was a change in zone from E-3 and A-1, One-Family Residence, to E-3-S-H, One Family Residence with a Senior Housing Overlay. Zoning action was never completed though because some or all of the zoning conditions were not satisfied. A variance was granted for the expansion of the campus (Phases 2-8).

August 2, 1971: A letter from the Fire Chief to the City Planning Commission was written stating that Rutherford was willing to provide a 30-foot access road through her property providing that it be kept for emergency purposes only.

August 31, 1971: A condition of project approval said that no further construction of the nursing care facilities, lounge, dining room and day rooms that were approved could be completed without the construction of additional access

1974

The City's CUP Ordinance changed to allow senior retirements homes in single-family zones.

1976

The variance that was originally approved in 1971 was “re-approved” as it had expired.

1980

December 18, 1980: A CUP to allow forty-four (44) additional dwelling units to an existing retirement home on APN 49-040-12 was reviewed at the Planning Commission. Regarding General Plan Consistency, the Staff Report said that the Land Use Element of the G.P. discussed the residential Hidden Valley Neighborhood and mentions Valle Verde as being consistent. The Housing Element also discusses housing opportunities for all income levels as well as strictly seniors. At this time, Valle Verde had an 8-year waiting list and the additional units were seen as beneficial in that they would provide housing for 60 additional seniors for a total of 320 residents.

1981

January 22, 1981: The PC approved the 44-unit addition to the Valle Verde Campus.

1984

May 25, 1984: Proposed Annexation of Parcel 49-040-20 (11.77 acres) to the City of SB for expansion to Valle Verde. EIR was completed, circulated and certified by the PC.

July 5, 1984: PC Approved the construction of a 28-unit apartment complex, a 45-unit personal care building having 48 beds, a 14-room nursing care building having 28 beds, a recreation building, a laundry/kiosk & five (5) two-car carports and additions to the existing central kitchen & dining building.

December 4, 1984: The City Council approved the annexation via Reso. No. 84-184.

1986

The Rutherford Property was annexed to the City of Santa Barbara in 1986.

2003

A dementia care facility was added to Valle Verde’s list of Services.

2005

In March of 2005 during high flows due to storm activity, a portion of the Arroyo Burro Creek bank along Valle Verde’s property was washed away taking with it a section of Valle Verde’s private road. The City Bldg. Dept. issued an emergency permit for the repair work. The work was completed and the permit was closed out. The Public Works document issued and encroachment permit as some of the structural reinforcement being done to stabilize the creek bank and road encroached into an existing utility easement. Public Works Dept. is in the process of updating the easement documents to reflect this activity.

Present

Individual unit combinations increase the overall unit square footage and decrease density.

Master Plan Current Proposal

As discussed in previous meetings with senior Staff Planners, it has been the City's consistent request to have a Master Plan drawn up for the Campus to understand the following points of matter:

- The total net lot area of the entire campus.
(Net lot area is defined as land removed for any easements and/or encumbrances as identified in a Preliminary Title Report as well as land required to remain in open space (i.e. steep slopes, creek banks, etc.)).
- The total developable land on the campus.
- The existing permitted campus density.
- Any proposed future work.

Given the VVRC's Marketing Director's current understanding of the resident population, we have projected a 10-year Master Plan for the Valle Verde Retirement Community as follows.

Proposed Project – Residential Portion

The project before you consists of a 34-unit (1,337 sq. ft. avg, 2 BR/2 BA), 22 building independent living senior residential development on multiple parcels within the existing VVRC. This would make 253 Independent Living units on Campus. As directed by Staff, we have looked at the overall land area relative to the overall development capability – if all parcels were to be merged. We have then taken 219 units that currently exist and have compared to the previously approved campus capacity, 254 units, and have been able to net fewer units than were permitted under the property's original and subsequent Conditional Use Permits.

As part of the PC approval in 1984, roughly 4 acres of open space was to be dedicated as an Oak Woodland. Unfortunately, there is no documentation recorded or other that specifies where the Oak Woodland was to be. As part of this current proposal VV will follow through with PC's 1984 wishes and will dedicate and record an Oak Woodland.

Proposed Project – Central Core

In addition to the residential component of the master plan, VVRC is proposing an upgrade to its Central Core (Common Area). This includes renovations to existing gazebos, a redeveloped Theater Multipurpose room, expanded outside dining, a new fine dining component, a café, expanded spa services, resident's business center, fitness center and a new 51 stall staff/guest parking lot.

Project Stats:

- Demolish Existing 1,300 sq. ft. House.
- Removal of 12 Oak trees.
- 32,667 sy cut / 33,625 sy fill, a delta of 958 sy
- 350 existing parking spaces, 466 proposed parking spaces
- 271,910 sq. ft. existing (residential, garage and common), 63,042 sq. ft proposed (residential and common)
- Site coverage:

	Acres	Percent
Open Space	21.1	35.33
Hardscape	3.23	5.41
Parking/Roads	9.13	15.28
Buildings	7.69	12.87
Landscape	18.59	31.11
Total	59.75	100

Valle Verde Senior Retirement Community Renovations & Master Plan

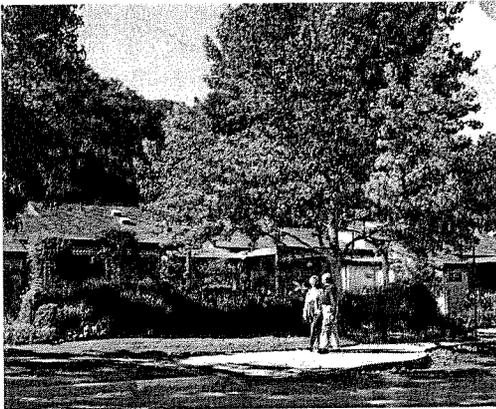
Project Overview
November 29, 2005

Senior Retirement Communities – An Established Need

Strong retirement communities are an integral component of every society. According to a report issued by the American Association of Retired Persons (AARP), there were 35 million people 65 years or older living in the United States in the year 2000. That number is expected to double (to 70 million) by 2030.

As seniors retire, more and more are moving to active adult communities. This national trend is affecting cities across the United States, including Santa Barbara.

Valle Verde's Master Plan



The Valle Verde Retirement Community is a nonprofit Continuing Care Retirement Community located at 900 Calle De Los Amigos, owned and operated by American Baptist Homes of the West. Valle Verde provides seniors with residential options of independent living, assisted living, dementia care, and skilled nursing. The campus has been an integral part of the Santa Barbara community since 1966.

Valle Verde provides senior retirement housing consisting of studios, one and two-bedroom apartments, a 48-bed assisted living center (known as Quail Lodge), a Skilled Nursing Facility (known as the Health Center) and a Dementia Care Facility (known as the Grove).

In addition, Valle Verde provides dining, fitness, business, religious, and wellness services. As a licensed Medicare provider, Valle Verde offers a full range of therapies include physical, occupational, speech, respiratory, and IV therapies. Late stage and Alzheimer's care are also available.

Valle Verde's conditional use permit (CUP) allows 254 independent housing units, a convalescent hospital, assisted care facility, a central dining room/kitchen, activities and recreation building, laundry services, and parking. In order to improve existing facilities and provide better homes for seniors, Valle Verde has been preparing a 10-year Master Plan.

The Master Plan includes renovations to existing facilities, such as the:

- Dining room & café
- Fitness center
- Business center
- Multi-purpose auditorium
- Chapel
- Gazebo & outside common space

Under the Master Plan, Valle Verde will also upgrade senior housing by replacing and adding 34 homes (in 22 buildings). These homes are two-bedroom floor plans that include patios and garages. All homes will be on the existing Valle Verde campus and within the existing conditional use permit.

As an added community benefit, Valle Verde is proposing a new parking lot to relocate existing campus parking from Calle De Los Amigos. This parking lot will provide parking for staff, residents, and guests.

With the proposed Master Plan, the campus will retain 66% of the Valle Verde property for open space and landscaping.

	Acres	Percent
Open Space	21.1	35.33%
Landscape	18.59	31.11%
Parking/Roads	9.13	15.28%
Buildings	7.69	12.87%
Hardscape	3.23	5.41%
Total	59.75	100%

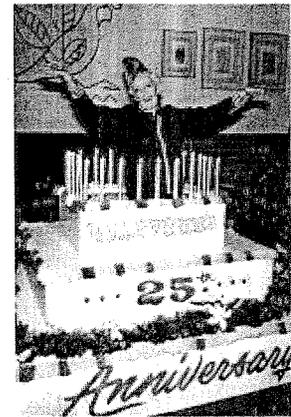
The purpose of Valle Verde Master Plan is to better meet the needs of senior residents as well as remain competitive in the Santa Barbara market. (Vista del Monte and The Samarkand, both in Santa Barbara, have made similar renovations to their senior facilities in the past 10 years.)

In establishing this Plan, a committee of 15 people (including Valle Verde staff, Advisory Board members, and residents) was assembled to review and analyze all current and future development, program and amenity needs of the Valle Verde campus and its existing and future residents.

History of Valle Verde

Santa Barbara’s Valle Verde Retirement Community is built on the site of the Rutherford family walnut grove. In 1955, Verde Rutherford felt called to use the land for God’s purposes, rather than sub-divide the property into home sites when facing financial concerns. Simultaneously, the California government surveyed the housing needs for the state’s elderly and determined a need for a strong retirement community in Santa Barbara. The First Baptist Church of Santa Barbara opened homes for seniors on the Valle Verde campus in 1966.

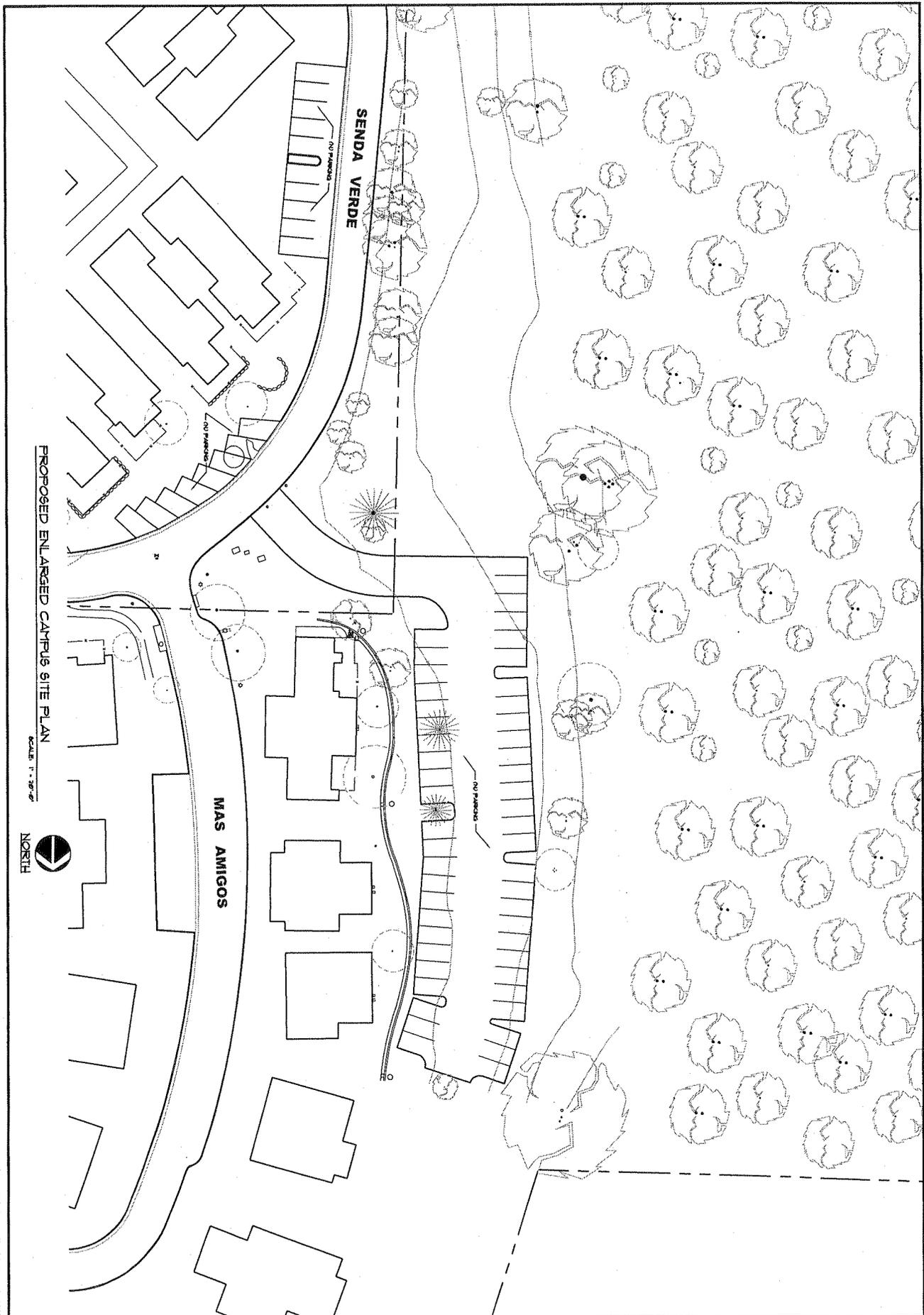
Community service has been a hallmark of Valle Verde since its earliest days. Residents, board members, and employees have been involved in the beginnings of Hospice of Santa Barbara, Pilgrim Terrace Cooperative Senior Housing, SHIFCO Senior Housing, and Villa la Esperanza. The catering department has provided Meals on Wheels to the Santa Barbara area since 1989.



About American Baptist Homes of the West

American Baptist Homes of the West (ABHOW) was founded in 1949 with the opening of its first senior retirement facility in Los Altos, California. Since then, ABHOW has expanded to include 29 communities, including owned and managed communities in three states. Their original mission of providing quality housing and health care to retired American Baptist ministers and missionaries has been expanded to include anyone, regardless of religious affiliation.

ABHOW operates continuing care retirement communities (CCRCs) and affordable housing communities. CCRCs provide residents with the continuity of a flexible, independent lifestyle while offering the security of health care. The ABHOW Foundation provides financial support to residents who require assistance.



A-16

Project	Valle Verde Retirement Community
Client	Valle Verde Retirement Community
Architect	ON design LLC
Site	300 Calle De Los Amigos, Santa Barbara, CA
AS NOTED	
DATE	

Valle Verde Retirement Community
 300 Calle De Los Amigos
 Santa Barbara, CA
 PROPOSED ENLARGED CAMPUS SITE PLAN

ON design LLC
 829 De La Vina • Suite 200 • Santa Barbara • California • 93101
 phone (805) 564-3354 fax (805) 962-3804

ON design LLC
 Project Management
 Interior Design
 Keith Nelson
 5-22-851



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**HIDDEN OAKS HOMEOWNERS
ASSOCIATION
4138 Hidden Oaks Road
Santa Barbara, CA
93105**

June 1, 2006

Ron Schaefer,
Director of Master Plan Project
Valle Verde Retirement Community
900 Calle de los Amigos
Santa Barbara, CA 93105

Dear Mr. Schaefer;

The Hidden Oaks Homeowners Association would like to express its appreciation for your efforts over the past couple of months to keep us informed regarding your proposed expansion. We appreciate you taking into consideration our concerns and trying to work toward a plan that would be beneficial and acceptable to all involved.

While individual homeowners within our Association have voiced their concerns regarding various matters, the membership has met and authorized me to communicate the two major concerns shared by our Association as a whole.

First, is the installation of a new street that will intersect with Torino near our front gate. Although you had originally designed the street to join Torino immediately before the cul-de-sac, we now understand that this has been relocated to intersect some 30-40 feet back. Unfortunately, this adjustment really does nothing to alleviate our concerns. Specifically, we believe the proposed street poses traffic and safety issues as well as potential water run-off and storm drainage issues. Additionally, the intersection of the two streets appears to be both practically and visually awkward.

Our second major concern is the location of the five units closest to our gates and property lines. It is our understanding that some of these units will be as close as 15 feet to Hidden Oaks Estates' property lines. We find it difficult to believe that the City would allow such a minimal setback and also find it to be completely out of character with your existing development. Nowhere else in the Valle Verde Community do your buildings come this close to private homes. In fact, you have huge open space buffers throughout all other parts of your facility. Valle Verde buildings are literally thousands of feet away from neighboring private homes. Yet, you propose to build as close as 15 feet to homeowners' property and impose right at the gateway to our community. Not only is the too-close proximity to our entrance way and property lines objectionable, but the proposed Craftsman like architectural style of your new multi-family buildings is

discordant with the classical Santa Barbara Mediterranean architecture of the multi-million dollar homes in Hidden Oaks Estates. Our membership finds this to be unacceptable and requests that these five units be eliminated or relocated to another part of your campus

It is important to note that these are not private single-family homes that you are proposing. These are homes that are part of a fulltime 24/7 operation. As part of your operation, you are responsible for the health, care and maintenance of hundreds of residents. This requires you to take measures that are not always compatible with a neighborhood of private homes. In particular is the number of staff members that you must bring into the neighborhood and have on duty all hours of the day and night. While we do not know the total number in your employ, we understand that even at your current number of units, this can require as many as 60 employees at a time.

Again, thank you for considering our concerns and anything you could do to minimize the impact of your expansion upon our community would be greatly appreciated.

Very truly yours,

Heike Kilian, President
Hidden Oaks Homeowners Association

CONCERNS OF ZONE 5 RESIDENTS, RE:
LOCATION AND DESIGN OF 51-CAR PARKING LOT AND ACCESS ROAD

(Based upon engineers' drawing, furnished by Ron Schaefer on May 3, 2006)

SAFETY

The exponential increase of automobile traffic will endanger the lives of all Zone 5 residents; they must cross Senda Verde to reach any other location on campus. It will be more dangerous for those residents who with impaired hearing and/or vision. Others have decreased mobility.

NOISE

The increased level of noise using the fairly steep access road to access the lot at all hours, plus starting and stopping their engines, and maneuvering to park or to leave will disturb the residents at early and late hours, when they deserve peace and quiet.

AIR QUALITY

The exhaust fumes from starting, stopping, and maneuvering vehicles will create health hazards.

SECURITY

Mr Schaefer mentioned some break-ins occurring on Calle de los Amigos. The secluded lot will offer an attractive haven for break-ins and even decrease the security of residents in Zone 5. If the lot does not have subdued lighting it will have a very negative impact on the residents of Mas Amigos

AMBIANCE AND ENVIRONMENT

The natural beauty of the hillside is very attractive to residents and will be severely degraded. Of particular concern is the reaction of the residents of at least five units on Mas Amigos, who feel that the solace and beauty that attracted them to their long term dwellings will be essentially destroyed.

OTHER ITEMS

The hill has drainage problems now which will be greatly worsened by building the lot. Major grading and retaining walls will be required. This hill has burned before (we had problems even getting insurance for contents). Cars full of gasoline and oil pose a potential problem. The master plan places three dwelling units parking lot A, Zone 1. Where will those cars go?

Complaints by neighborhood residents have been reported about parking on Calle de las Amigos. The writer has counted cars and spaces for a week and there has never been a problem, even when we are having a meeting of the Vistas group. Parking for visitors to the park has always been available.

Prepared by Arthur Halenbeck 6-5-06, based upon Zone 5 residents' meetings of 5/8 and 5/17 plus informal resident input thereafter.

